



## **Grove House, Skerton Road, Manchester, M16 0TU**

**£219 Per Week**

MANCHESTER M16

LOCATED ON SKERTON ROAD OFFERING EASY ACCESS TO THE TOWN CENTRE AND METRO LINK

ONE BED APARTMENT FURNISHED AND AVAILABLE 13TH NOVEMBER

WELL PRESENTED AND OFFERED TO PROFF OR STUDENTS

- FURNISHED
- WALK TO TOWN CENTRE
- MODERN KITCHEN AND BATHROOM
- AVAILABLE 13TH NOVEMBER
- WALK TO METRO LINK
- WOODEN FLOORING TO LOUNGE
- ONE BEDROOM
- GROVE HOUSE M16

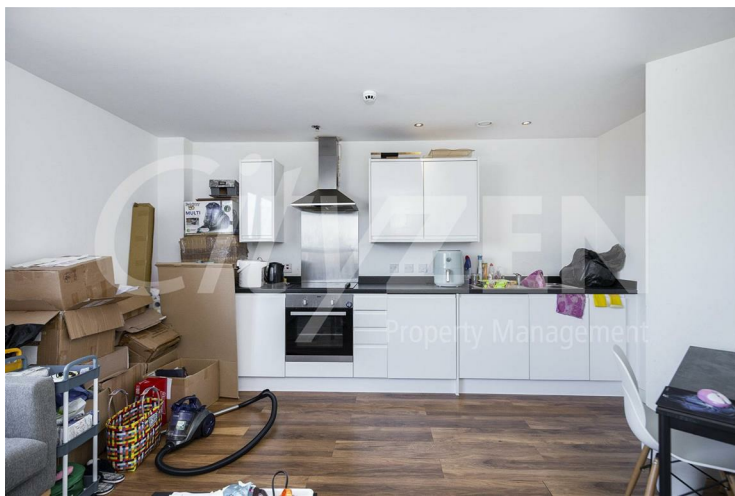
**Grove House, Skerton Road, Manchester, M16 0TU**



**RECEPTION**



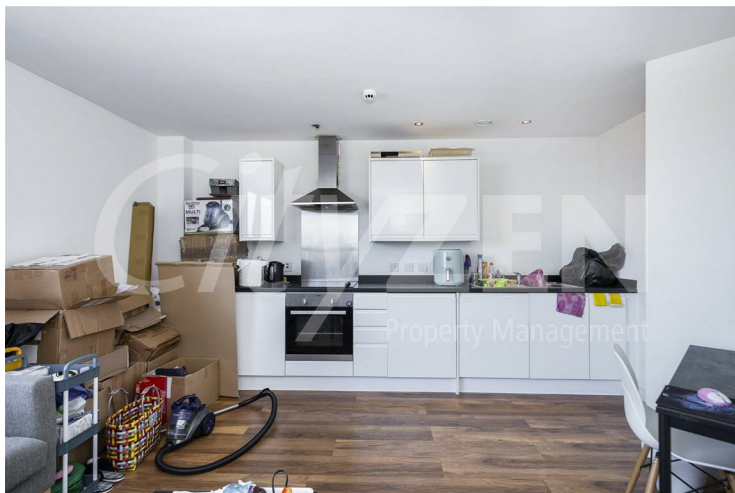
**BEDROOM**



**KITCHEN**



**BEDROOM**



**KITCHEN**



**BEDROOM**



# Grove House, Skerton Road, Manchester, M16 0TU



**BATHROOM**



**BUILDING LOBBY**



**BATHROOM**



**GROVE HOUSE**



**BUILDING ENTRANCE**



**GROVE HOUSE**



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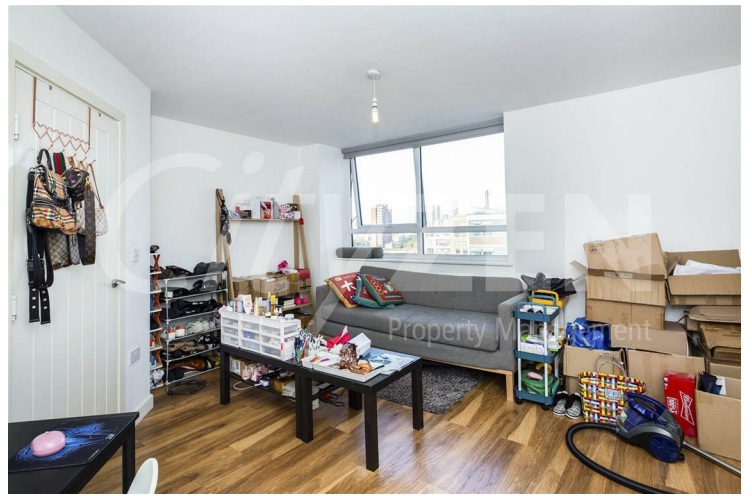
GROVE HOUSE



RECEPTION



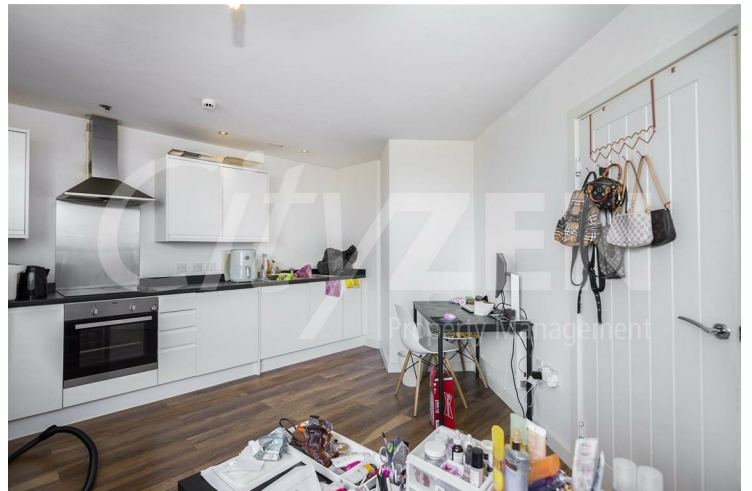
GROVE HOUSE



RECEPTION



GROVE HOUSE



RECEPTION



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GROVE HOUSE



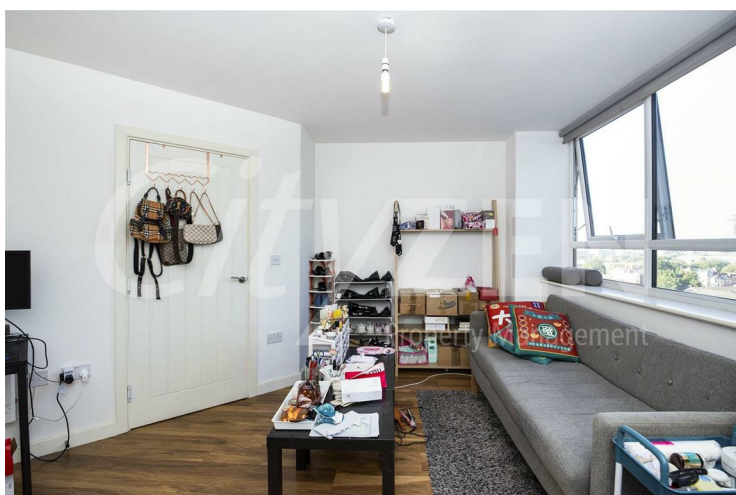
BATHROOM



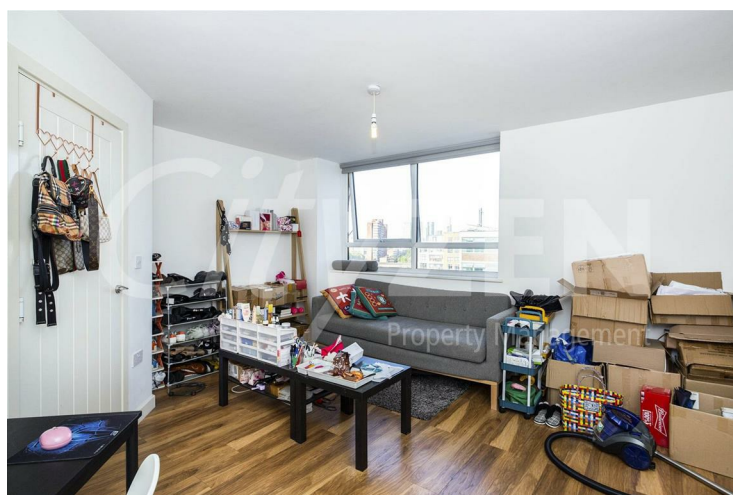
RECEPTION



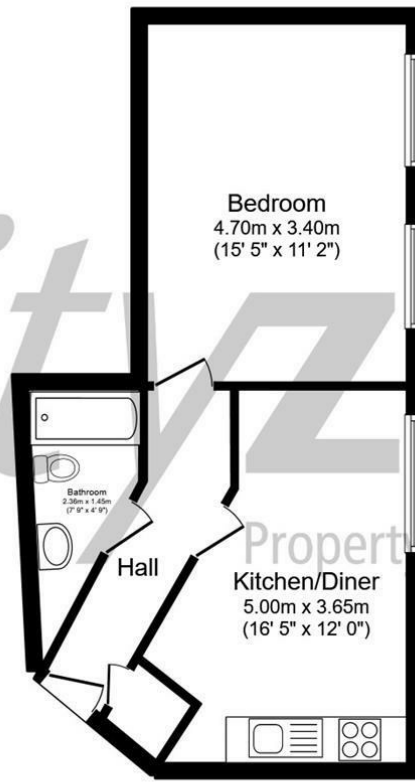
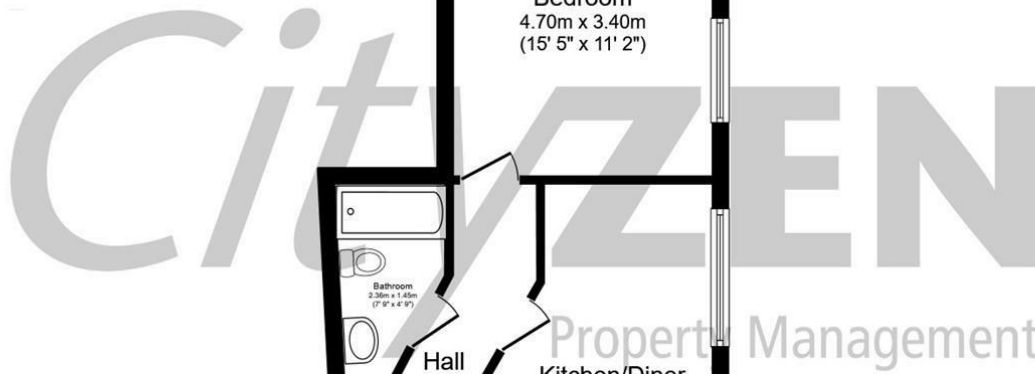
BATHROOM



RECEPTION

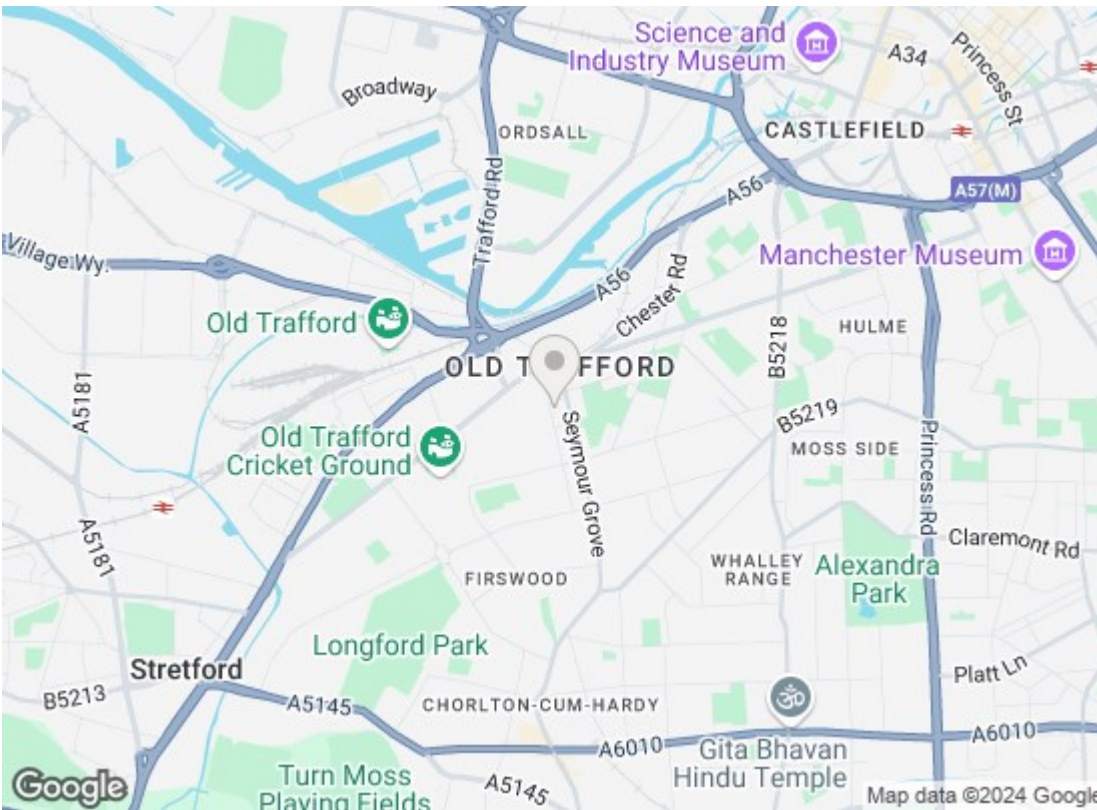


RECEPTION



Total floor area 39.0 m<sup>2</sup> (420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.